

May 2025
21030, Cockeysville, MD

Sold Summary

| | May 2025 | May 2024 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$10,371,050 | \$10,216,531 | 1.51% |
| Avg Sold Price | \$570,411 | \$563,491 | 1.23% |
| Median Sold Price | \$380,000 | \$475,000 | -20.00% |
| Units Sold | 18 | 19 | -5.26% |
| Avg Days on Market | 24 | 19 | 26.32% |
| Avg List Price for Solds | \$576,169 | \$537,712 | 7.15% |
| Avg SP to OLP Ratio | 97.8% | 102.0% | -4.12% |
| Ratio of Avg SP to Avg OLP | 98.8% | 103.8% | -4.78% |
| Attached Avg Sold Price | \$293,266 | \$293,557 | -0.10% |
| Detached Avg Sold Price | \$847,555 | \$720,953 | 17.56% |
| Attached Units Sold | 9 | 7 | 28.57% |
| Detached Units Sold | 9 | 12 | -25.00% |

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

| | May 2025 | May 2024 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 27 | 27 | 0.00% |
| New Listings | 19 | 23 | -17.39% |
| New Under Contracts | 0 | 0 | 0% |
| New Contingents | 0 | 0 | 0% |
| New Pendings | 19 | 16 | 18.75% |
| All Pendings | 29 | 35 | -17.14% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 3 |
| Conventional | 11 |
| FHA | 2 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 2 |
| 1 to 10 | 7 |
| 11 to 20 | 3 |
| 21 to 30 | 3 |
| 31 to 60 | 2 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| 721+ | 0 |

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 2 | 2 | 0 | 0 | 2 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 2 | 1 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 1 | 3 | 2 | 6 | 1 | 5 |
| Avg Sold Price | \$0 | \$170,000 | \$380,000 | \$367,500 | \$1,081,333 | \$470,000 | \$252,880 |
| Prev Year - Avg Sold Price | \$0 | \$235,000 | \$424,500 | \$475,000 | \$747,903 | \$383,000 | \$240,475 |
| Avg Sold % Change | 0.00% | -27.66% | -10.48% | -22.63% | 44.58% | 22.72% | 5.16% |
| Prev Year - # of Solds | 0 | 1 | 1 | 1 | 11 | 1 | 4 |

Active Detail

| Active Listings | | |
|-----------------|-------------|------------|
| Residential | | Condo/Coop |
| Detached | Attached/TH | Attached |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 1 |
| 0 | 0 | 0 |
| 0 | 0 | 2 |
| 0 | 0 | 3 |
| 2 | 1 | 0 |
| 9 | 0 | 0 |
| 3 | 1 | 0 |
| 0 | 0 | 0 |
| 3 | 0 | 0 |
| 2 | 0 | 0 |
| 0 | 0 | 0 |
| 19 | 2 | 6 |